

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – August 12, 2009**  
**Fresno City Hall, Room 2165A - 2<sup>nd</sup> Floor**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by Vice-Chair Rodriguez at 5:01 p.m.

**Commissioners**

Present:	Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Sandy Cha, Commissioner	Absent:	Rogenia Cox, CHAIR Izzy Einsidler, Commissioner
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**Staff**

Present:	Claudia Cázares, Manager Housing and Community Development Keith Bergthold, Interim Director Planning and Development Department Erica Castaneda, Acting Recording Secretary	Absent:	
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**B. COMMUNICATIONS**

None

**C. APPROVAL OF MINUTES**

Minutes of July 22, 2009 were approved as presented.

**D. GENERAL ADMINISTRATION**

1. RECOMMEND APPROVAL OF A RESOLUTION ESTABLISHING ADMINISTRATIVE POLICY TITLED REDEVELOPMENT IMPROVEMENT ACT FOR REDEVELOPMENT AGENCY PROJECT ASSISTANCE, DEVELOPMENT AGREEMENTS AND PROFESSIONAL CONSULTANT SOLICITATION PROCESSES

Councilmember Lee Brand provided the report to Commissioners. The Administrative Policy provides specific policies and procedures for future Redevelopment Agency proposals by private sector proposals exceeding \$1,000,000 with a \$2,000,000 threshold for housing related proposals. Commissioner Davoli inquired about any past misappropriations or abuses to current procedures and policies. Mr. Brand clarified that currently the Agency follows similar procedures as those proposed, but none are currently required. He reiterated that the policy would provide specific policies and procedures for future Redevelopment Agency proposals. Commissioners Harrington and Davoli requested clarification regarding the Exclusive Negotiation Agreement (ENA). Mr. Brand stated that the ENA guidelines are general and there will be timelines for different stages. The ENA is entered into after a Request for Proposal and does not limit the competitive process. Vice-Chair Rodriguez inquired about the \$1,000,000 limitation. Mr. Brand explained that requests for higher level projects will require more time and scrutiny. Commissioner Davoli was concerned with unsolicited proposals that may have a disadvantage if they do not have the funds to cover the deposit requirement. Mr. Brand explained that the director has the option to wave the deposit. Vice-Chair Rodriguez commended Mr. Brand for the work he has put into the policy. Marlene Murphey, Redevelopment Agency assisted in answering commissioners' questions.

Motion: Motion was made to recommend approval of item D1 by Commissioner Harrington  
Second: Commissioner Cha seconded the motion.  
Ayes: Rodriguez, Harrington, Singh, Cha  
Noes: Davoli  
Abstain: None

2. RECOMMEND APPROVAL OF PLAN AMENDMENT A-09-001, AMENDING THE HOOVER COMMUNITY PLAN AND THE 2025 FRESNO GENERAL PLAN TO INCORPORATE THE EL DORADO PARK NEIGHBORHOOD PLAN

Sophia Pagoulatos, Planning and Development Department provided a power point presentation to Commissioners. El Dorado Park is a 30 acre neighborhood west of Fresno State. Partners in the neighborhood pooled resources and chose MW Steele Group as consultant to prepare a plan for the neighborhood. Background information of the project and the plan selection process was provided by Ms. Pagoulatos. Commissioner Harrington inquired about the community's response since the advisory committee has recommended the plan. There have not been any unexpected concerns since the plan has been approved by advisory committee. Ms. Pagoulatos and Mr. Bergthold explained that an aspect of the plan will be to implement new management policies to prevent the neighborhood from becoming blighted. Surrounding institutions are currently considering investing in the area. The process will be incremental and challenging. Commissioner Singh inquired about the ownership of existing properties once the plan is in place. Ms. Pagoulatos explained that the status of ownership will not change and will give them more security knowing that other property owners will be held to a higher standard. Vice-Chair Rodriguez inquired about participation from property owners in the plan selection. One property owner currently sits on the advisory committee and all property owners were invited to meetings. Vice-Chair Rodriguez and Commissioner Davoli inquired about the mixed use retail that will be limited to two areas of plan. Mr. Bergthold explained that extending 6<sup>th</sup> Street will create an accessibility feature. Commissioner Cha was concerned about the possible displacement of residents. Mr. Bergthold explained that it will be looked at on a project by project basis. Keith Bergthold, Interim Planning and Development Director assisted in answering commissioners' questions.

Motion: Motion was made to recommend approval of item D2 by Commissioner Harrington

Second: Commissioner Davoli seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: None

3. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND MAYFLOWER LOFTS, LLC FOR THE DEVELOPMENT OF A MIXED INCOME RESIDENTIAL PROJECT AT 1417 BROADWAY IN THE FULTON REDEVELOPMENT PROJECT AREA

John Raymond, Redevelopment Agency provided the report to Commissioners. Mr. Raymond provided background information on the project. The new owner of the Mayflower Lofts, Romi Bagheghian has requested \$400,000 from the Agency to complete the project. To receive funding from the Agency the developer will be required to dedicate eight of the 15 units as affordable. Commissioner Harrington requested clarification regarding loan terms. The loan will be deferred for five years, amortized for 30 years and due and payable in 20 years. Commissioner Davoli inquired about including mixed-uses in the project. Mr. Raymond explained that the building is residential and that it is not feasible to include mixed-uses in the project. Commissioner Cha commented that the Agency's contribution represents 17% of project costs and retains 53% percent of units as affordable.

Motion: Motion was made to recommend approval of item D3 by Commissioner Davoli

Second: Commissioner Harrington seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: None

4. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND TFS INVESTMENTS, LLC FOR THE REDEVELOPMENT OF A MIXED USE RESIDENTIAL PROJECT AT 532-614 NORTH FULTON STREET IN THE FREEWAY-99 GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA

John Raymond, Redevelopment Agency provided the report to Commissioners. The project is a 39 unit apartment building and 10 commercial spaces. The Agency will provide a \$600,000 loan and in return the developer will include additional items on the scope of work and dedicate low and moderate income units. Vice-Chair Rodriguez

inquired about the distance from the project to a nearby irrigation ditch. Mr. Raymond estimated the distance is about a quarter mile. Chris Foxen, TFS Investment assisted in answering commissioners' questions. Mr. Foxen stated that the building is currently vacant and being remodeled.

Motion: Motion was made to recommend approval of item D4 by Commissioner Davoli

Second: Commissioner Cha seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: None

#### **E. INFORMATIONAL REPORTS**

Claudia Cazares presented a Certificate of Recognition to Dan Payne for his years of service as Housing and Community Development Commissioner.

Claudia Cazares informed Commissioners that the new Planning and Development Director, John Dugan will begin on September 1.

#### **F. COMMISSIONERS' ITEMS**

Commissioner Davoli inquired about the status of having Craig Scharton give a presentation to Commissioners regarding Downtown Community Revitalization goals. Claudia Cazares informed her that it is being worked on.

Vice-Chair Rodriguez requested an update regarding having a representative from Central California Legal Services. Claudia Cazares informed Commissioners that she has requested a representative to attend HCDC meetings.

Vice-Chair Rodriguez informed Commissioners that the Redevelopment Agency will be giving Commissioners a tour of their projects.

#### **G. UNSCHEDULED ORAL COMMUNICATIONS**

None

#### **H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **August 26, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:38 p.m.

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Attest: Rogenia Cox, Chair

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Attest: Claudia Cázares, Manager  
Housing and Community Development